

FALLBROOK

Fallbrook Community Planning Area

2000 Census Population: 39,585

Community 2020 Target: 50,000

Working Copy Population: 62,150

KEY ISSUES IDENTIFIED AT 6 COMMUNITY WORKSHOPS AND MEETINGS:

- Traffic congestion, especially through town center.
- County requirements for urban-type road standards.
- Impacts to small town community character from population growth and development.
- Preserving community character and the environment while protecting private property interests.

CONCEPTS AND CRITERIA USED IN CREATION OF MAP:

Regional Categories (Structure):

- Village Core and Village densities are located in and around the historic town center.
- Semi-Rural areas reflect existing patterns of development and are located outside the Fallbrook Public Utility District sewer service area.
- Rural areas consist of areas with rugged terrain, sensitive biological habitats, and lack of infrastructure.
- A large area, northeast of the interchange between SR-76 and I-15, has been designated as a possible employment center accompanied by residential designations to accommodate multifamily housing.

Land Use Distribution Criteria:

- Higher densities maintained in areas with access to public services and infrastructure.
- Recognized existing patterns of development.
- Environmental constraints determined density patterns in areas remote from public services. Areas within the Santa Margarita River and San Luis Rey River floodplains, not in public ownership, were designated 1 du/40 ac.
- Buffers established between communities.

ADVISORY GROUP RECOMMENDATIONS:**Interest Group:**

Interest Group proposal increases population by approximately 4,538 persons

- The majority of the population increase is a direct result of increased density within the Village regional category. Although the densities proposed by the Interest Group are within the range supported by the Village category, the additional population would place further pressure on an area already dealing with traffic congestion.

Planning Group:

- No major issues identified.